

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Brigidanne Flynn, Acting Chairperson

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**MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of
May 12, 2015**

The regular meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, May 12, 2015 at 7:30 p.m. in City Hall Council Chambers, 83 Broadway

Members Present: Brigidanne Flynn, Acting Chairperson
Paula Stevens
Rich Rosencrans
Joseph Minuta
Michelle Basch

Members Absent: None

Also Present: Timothy Kramer, Assistant Corporation Counsel

The meeting was called to order at 7:30 p.m. after a quorum was confirmed.

NEW BUSINESS

AR 2015-07 10 Clark Street
To perform lead based paint remediation and paint all window sills and window casings located on first floor in Sherwin Williams Serious Gray, SW6256, and paint entry door and buck in Sherwin Williams Fired Brick, SW6355.
Applicant/Owner: Russell Turiak

DISCUSSION

Russell Turiak, manager/partner of 10 Clark Street, LLC, appeared. He stated that he is under contract with Lead Safe Orange to perform lead based paint remediation. The entire building was painted approximately one and one half years ago with lead safe standards using approved Sherwin Williams colors. Lead Safe Orange found some areas that need to be touched up. Only the few areas will be painted using the existing colors that were previously approved.

Michelle Basch moved and Paula Stevens seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Michelle Basch moved and Rich Rosencrans seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to perform lead based paint remediation and paint all window sills and window casings located on first floor in Sherwin Williams Serious Gray, SW6256, and paint entry door and trim in Sherwin Williams Fired Brick, SW6355 was made by Paula Stevens and seconded by Michelle Basch.

The motion was approved 5-0.

PUBLIC HEARINGS

AR 2015-12

210 Grand Street

To install a green sign with yellow lettering at entrance of Tyrone Crab park. Sign is approximately 42 inches wide and 30 inches tall.

Applicant/Owner: City of Newburgh

DISCUSSION

Alexandra Church, Newburgh City Planner, appeared on behalf of the City of Newburgh. The applicant proposes to install a sign at Tyrone Crabb Park. The sign is oval, approximately 42 x 32 inches tall with a cedar wood post and will be green with yellow lettering. It will be constructed with composite material, which Ms. Church advised looks like wood, lasts longer than wood, and fits their budget, which is eight hundred dollars. The costs would be significantly higher if wood carved letters are used.

A discussion was held regarding the aesthetics of the design of the sign and the costs. Brigidanne Flynn noted that it would be nice if the City had the same design for all parks throughout the City to provide continuity and a unifying element to the City's public places. Ms. Church stated that she will take that into consideration going forward.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Michelle Basch moved and Paula Stevens seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Paula Stevens moved and Michelle Basch seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to install a green sign with yellow lettering at entrance of Tyrone Crabb Park with a sign that is oval in shape and approximately 42 inches wide and 30 inches tall was made by Paula Stevens and seconded by Michelle Basch.

The motion was approved 5-0.

Ms. Church then provided an update on the CLG grant regarding the survey of the historic district.

AR 2015-06

169 Broadway

To replace existing first floor aluminum exterior doors and frames. East side door to first floor commercial space to be Jeldwen Fiberglass ¾ view, 12 light exterior door and frame. West side door to stairwell to be Jeldwen Fiberglass craftsman 3 light, 2 panel exterior door.

Applicant: Coppola Associates

Owner: McCann Newburgh Real Estate

DISCUSSION

A.J. Coppola, an architect of Coppola Associates, appeared on behalf of the property owner. The property owner received a violation for work completed without a permit. Mr. Coppola spoke to the Building Department and identified the violation as first floor work on the façade. He states that there were two doors that were non-compliant. The applicant is proposing to remove and replace two doors with doors that are in character. Mr. Coppola stated that the proposed doors are two different doors, but of the same style. The commercial door has more glass than the door for the stairwell.

A discussion was held regarding the windows on the third floor, which members of the commission noted need correction. There was a further discussion regarding the gutters, which Michelle Basch noted need repairs, and whether the grids in the doors are appropriate. Joseph Minuta stated that the fiberglass doors will wear, so they will need to be maintained. Mr. Coppola stated that the work on the windows was performed in the past, that he is not before the ARC for windows, but he would make a suggestion to the owner of the building regarding the changing of the windows. He further stated that lighting will be installed in the canopy for the residents of the building, and that the doors will have no grids.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Michelle Basch moved and Paula Stevens seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Paula Stevens moved and Michelle Basch seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the replacement of the doors as set forth in the application but with no grids, to repair the gutter and downspout, to install lighting under the canopy and to

suggest to the owner to correct the third floor windows was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2015-08

267 Liberty Street

To install 6 foot by 6 foot pressure treated wood fence in cedar tone and install a 6 foot high by 44 inches wide aluminum fence gate in freedom black.

Applicant: Amancio Salazar/Sal's Contracting Company
Owner: Bridget Hayes, Christian Markus Hartel

DISCUSSION

Amancio Salazar of Sal's Contracting appeared on behalf of the property owner. He proposes the installation of a wood fence with a black aluminum fence gate. The fence has already been installed. A discussion was held about the reasons for obtaining a Certificate of Appropriateness prior to performing work. Mr. Salazar stated that he will stain the fence but he must wait at least three months for the fence to become weathered. A discussion was held regarding painting the fence a less intrusive color than the stained color. A recommendation was made that the fence be painted a historical color that was used on the house. Rich Rosencrans noted that the fence would be more historical in color and have better continuity if it was painted the same color as the door.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Paula Stevens moved and Michelle Basch seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Michelle Basch moved and Rich Rosencrans seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the installation of the fence and the gate as written, with the existing fence to be painted using the same color brown as used on the front entranceway door once the fence is weathered enough to accept the paint was made by Joseph Minuta and seconded by Michelle Basch.

The motion was approved 5-0.

AR 2015-09

71 Liberty Street

To replace existing vinyl replacement white windows with 4/1 SDL windows on Liberty Street and south side of building and to repaint exterior brick main color in Sherwin Williams Rockwood Red, SW802, primary trim in Sherwin Williams Classic White, SW2829, and secondary trim, doors and windows in Sherwin Williams

Roycroft Bottle Green, SW2847.

Applicant/Owner: NYMA Holding Inc., Ray Yannone

DISCUSSION

Raymond Yannone and Bill Kanye of NYMA Holding Inc. appeared. They stated that the prior owner had colors approved, but they want to change them slightly. They also plan on changing the windows, but not for six to twelve months. They presented a sample window showing what they propose to install. They further propose to take the front spotlight off of the façade and install gooseneck lightning. They also stated that they want to have the shutters and hardware on the windows installed, which they are waiting to buy or have them made. Michelle Basch noted that the previous owner had shutters, so they may be somewhere on the property.

The applicants stated that the gooseneck lights will be dark bronze. Joseph Minuta asked whether the chimney will be painted. The applicants stated that they had not considered that, but will paint it.

A discussion was held regarding the windows. The applicants propose to replace the windows with a solid vinyl window. Brigidanne Flynn advised that the minimum allowed is simulated divided light windows. Joseph Minuta advised that Marvin makes full protrusion windows. The applicants stated that the windows are phase two of the project, so they won't be replaced for six to twelve months. They will perform further research into window options. Brigidanne Flynn advised to make sure the windows fully fit.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Paula Stevens moved and Michelle Basch seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Michelle Basch moved and Rich Rosencrans seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the colors as written in the application, to install gooseneck lights in bronze color over the sign band area, to install a sign banner made in wood to be painted to match the trim colors, to repair/repoint and paint the chimney to match the main color of the building, to install a single pane, two panel storefront door, to install a four panel, two quarter lights front entranceway door, to replace the two windows on the storefront that are cracked, to paint the storefront dark green with white trim, and to re-install wood shutters using the shutters that previously existed on the building if they can be found, and if so, to paint them to match the trim color, or if they cannot be found, to have the shutters made to be proportionate in width and length of the window fenestrations was made by Michelle Basch and seconded by Rich Rosencrans.

The motion was approved 5-0.

AR 2015-10

115 Liberty Street

To rebuild street façade with flat stock, recessed panel pilasters, base and fascia with a small built out cornice with a metal shed roof edge; new 6 inch exposure cementitious clapboard siding with corner boards, existing building cornice to remain.

Applicant/Owner: LSP One, LLC, Phillipe Pierre

DISCUSSION

Phillipe Pierre and Charles Hubner, and Donald Petruncola, Architect, appeared. Architectural drawings were submitted. The owner proposes to make façade improvements per the CDGB Façade Improvement Grant. Mr. Petruncola states that building currently consists of aluminum siding, which they want to remove entirely, leaving the windows. The storefront will be reconstructed using PVC composite material. It will have projecting fascias to provide for some depth. The colors are chosen from the Sherwin Williams Historical Colors Palette. Joseph Minuta noted that colors are authentic to the period. Gooseneck lighting will be installed to match the highlights of the trim.

A discussion was held regarding options for a rolling gate to protect the store when it is closed. Mr. Pierre stated that he hopes not to have to install a rolling gate, but if he does, that would be phase two of the project. He will research options if he decides to install a rolling gate. A discussion was held on the doors.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Paula Stevens moved and Michelle Basch seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Rich Rosencrans moved and Paula Stevens seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the façade renovation as written with the exception of the rolling gate, to paint the building using colors from the Sherwin Williams Historical Colors Palette, to install round downspouts, to approve the transom window and to table the roll down gate for the applicant to research different options was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2015-11

131 Montgomery Street

To install new siding either with same or equal wood siding, or HardiePanel vertical siding, to install new windows, Anderson 400 Series, to repair porch, and to either paint walls in Valspar Redstone Lasso, 3006 and trim in Valspar Filoli Antique Lace, 3002, or walls in Valspar Lindhurst Mahogany, 2002-9A and trim in Lafonda Boulder, 3001-10A.

Applicant/Owner: Doda Vucinic

DISCUSSION

Doda Vucinic and Djusza Vucinic appeared. Mr. Vucinic stated that he purchased the property over one year ago, he was not aware that it was a historic building. There were building code violations on the building which he was not aware of at the time he purchased the property because they were not disclosed at the closing. He would not have purchased the property if he knew of the historical status of the building. He does not have enough funding to perform all of the work at this time.

Mr. Vucinic states that he started working on the windows three months ago because of code violations and because the gas bill was high. He replaced some of the windows using the same windows as his neighbor after his neighbor advised that his windows were approved. He was issued a stop work order by the Building Department and was told he needs to obtain the necessary permits.

Brigidanne Flynn stated that every building is unique, so because one building was approved for windows does not mean that other buildings will be approved for the same windows. She further stated that some of the windows, as well as the transom, were filled in, and that they need to go back to the way they were.

Joseph Minuta stated that this building has major significance because it is one of the oldest buildings in Newburgh, and that what damage Mr. Vucinic did to the building needs to be corrected.

Mr. Vucinic stated that he wants to install James Hardie siding on three sides of the building. He wants to replace some boards and put some materials on the spindles for the side entry porch, which will be in kind. The fascia boards need replacement.

A discussion was held on the windows and the rear porch. Joseph Minuta stated that the project is complex, there a lot of issues and details, and advised that he use a design professional for this project. Michelle Basch stated that the clapboard is not in that bad of condition, and that a contractor could replace the portions that are bad. She inquired about the deck that goes to the second floor, to which Mr. Vucinic stated that it was there when he bought the property. She advised that Mr. Vucinic come up with a plan of work to be done now, and work that can be done at a later time.

The acting chairperson opened the public hearing.

Johanna Poor of the Orange County Historian's Office spoke. She stated that she will submit something in writing, and that she can provide Mr. Vucinic with information on what the City should look like.

Mary McTamaney, City of Newburgh Historian, spoke. She stated that the building is the center of the most painted scene in Newburgh. The house is from the 18th century and is the second oldest house in the City. She stated that the visual aspect is what is

most important to the ARC. When people look at the house, they should be able to see aspects of what the house looked like in the 1700s. The house needs to look like it used to for people passing by. She suggested working with the neighbor to try and obtain grants. The building has been split into two, so it is now two connected properties.

Nancy Thomas, president of Newburgh Preservation Association, spoke. She stated that it is important to maintain the building to keep its historic value. The building is important to the entire historic district. She stated that the windows need to be 6/6 configuration and the deck needs to be removed. She further stated that there are people to help.

The public hearing remains open.

Brigidanne Flynn stated that she agrees with Michelle Basch that Mr. Vucinic should come up with a plan of what he wants to do now, and what work can wait. She provided Mr. Vucinic with materials to help with funding sources and the type of work that is required. Joseph Minuta stated that, in a nutshell, the ARC needs to understand what his intent is for the building, and the ARC can work with him. Michelle Basch advised that he should not perform any work now, but rather meet with a design professional to outline what needs to be done now, and what can be done later. After that he can appear before the ARC with his plans. The plans should detail his proposed changes to the windows, clapboards, rear decks, front and lower entry doors as well as material specifications and colors.

A motion to table the application was made by Rich Rosencrans and seconded by Michelle Basch.

The motion was approved 5-0.

Minutes of the March 10, 2015 meeting

A motion to approve the minutes of the March 10, 2015 meeting was made by Joe Minuta and seconded by Rich Rosencrans.

The motion was carried 5-0.

The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Timothy W. Kramer
Acting Secretary

Architectural Review Commission